

Memorandum

To: Planning Commission

From: Jason Rogers, Senior Planner, 425-556-2414, jrogers@redmond.gov

Date: March 21, 2016

Subject: **Comprehensive Plan and Zoning Code Amendments for Retail Marijuana**

Background

The Planning Commission began discussion of proposed Comprehensive Plan and Zoning Code amendments for retail marijuana on January 20, 2016. This started with a privately-initiated amendment requested by The Grass is Always Greener, LLC. The Technical Committee recommended amendments would revise policy LU-62 regarding the Manufacturing Park zone, and make several changes to the Zoning Code which would create a zoning overlay in a portion of the Manufacturing Park zone in the Sammamish Valley Neighborhood, allow retail marijuana stores in this area, set development standards for retail marijuana, and other related changes.

At the January 20 meeting, staff gave an overview of the proposed amendments to the Commission. Commissioners identified several issues. At the January 27 meeting, the Commission conducted the public hearing. Afterward, the Commission closed the public hearing for oral comment and kept it open for written comment. The Commission discussed and resolved some of the issues on the issues matrix at the February 10 and February 24 study sessions. The Commission resolved the remaining issues and made its recommendation at the March 9 study session.

Preparation for March 23 Study Session and Report Approval

There are two items that are part of the Technical Committee-recommended housekeeping items that were not specifically referenced in the Planning Commission's recommendation concerning marijuana uses:

- Removing marijuana production as an allowed use in Performance Area 1 of the Bear Creek Design District (BCDD1); and
- Removing marijuana retail stores as an allowed use in the Regional Retail (RR) zone.

The Technical Committee recommended not allowing marijuana production in Performance Area 1 of the Bear Creek Design District as this use is inconsistent with the purpose of BCDD1 as a zone primarily for residential uses.

Based on the Planning Commission's recommendation to allow retail marijuana in the Manufacturing Park (MP) zone, and to exclude it from mixed use zones and the General Commercial (GC) zones, it would also make sense to not allow retail marijuana stores in the RR zone as the Commission's apparent intent is to allow retail marijuana uses only in the MP zone.

Staff requests the Planning Commission provide a recommendation for both of these changes so that this can be reflected as part of the Planning Commission's recommendation and the Commission's Report.

The Commission's recommendation to limit the number of stores to two for the first 5 years is included after review by the City Attorney. The draft Planning Commission Report discusses a rationale for this limitation. The Commission's recommendation for review and evaluation of retail marijuana in 5 years will be included as

an administrative provision in a proposed ordinance and would not be added to the Zoning Code, in accordance with the City's normal practice. The limitation on the number of stores would be included in the Zoning Code and would not automatically increase without future action by the City Council to amend the Zoning Code.

Please contact Jason Rogers with any questions.

Enclosures

Draft Planning Commission Report and attachments